Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   FF, MNR, MNSD, OPR

Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent(s) was served with notice of the hearing by registered mail that was mailed on October 5, 2011; however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy for non-payment of rent, a request for a monetary order for $2590.00, and a request for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- The tenant has failed to pay both the September 2011 rent and the October 2011 rent, for a total of $2590.00.

- An Order of Possession is no longer required because the tenant vacated the rental unit yesterday October 31, 2011.

They are therefore requesting a monetary order for the full outstanding rent plus the filing fee and request an order allowing them to keep the full security deposit towards this claim.

Analysis

It is my finding that the landlords have shown that the tenant owes two months' rent totalling $2590.00 and therefore I allow the landlords claim for that outstanding rent. I also order recovery of the $50.00 filing fee

Conclusion

I have allowed the landlords full claim of $2640.00 and I therefore order that the landlords may retain the full security deposit of $572.50, and I have issued a monetary order in the amount of $2067.50.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 01, 2011.

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Residential Tenancy Branch